

MEMORANDUM

TO: Ordinance Committee Members
FROM: Kathy Lind, Senior Planner
SUBJECT: Allowing parcelizations in the A and AW zones
DATE: February 27, 2014

From 1979 to 2002 the parcelizing of land was allowed in 12 different zoning districts. (See below.)

Zoning Classification of Land to be Parcelized	Maximum No. of Parcels	Minimum Area of Parcels, Exclusive of Right-of-Way*
A, AA, AW, R1	4	2 acres
R3, HB, NB, GB, I1, I2, I3, OR	2	2 acres (sewered) 5 acres (unsewered)

In 2002, in order to put a stop to “sliders” we tightened up several definitions; added the rural estate section to the ordinance as a substitute type of development to sliders; and practically eliminated parcelizations. Since 2002, they are only permitted in one zone: AA, Select Agricultural. (See current USO below.)

Zoning Classification of Land to be Parcelized	Maximum No. of Parcels	Minimum Area of Parcels, Exclusive of Right-of-Way*
AA	2	2 acres

One of the big differences between minor subdivisions and parcelizations is the fact that minor subdivisions have to have frontage on an existing public road; parcelizations do not have to have frontage. (Parcels can either have road frontage or provide an access easement to an existing public road.) The Ordinance Committee briefly debated eliminating the need for minor subdivisions to have road frontage but the decision was made to leave that requirement in place.

Staff agrees that parcelizations should not be allowed back in residential, commercial or industrial zones...that's why we have the major and minor subdivision process. The changes we made to the definition section have put a stop to “sliders” so that is no longer a concern. But if the reason we still allow parcelizations in the AA zone is for farmers to cut off a couple of acres to give to sons or daughters, the fact is there are plenty of farmers in the same situation in the A, Agricultural and AW, Agricultural Wooded zones. Therefore, staff is proposing amending the USO as follows:

Zoning Classification of Land to be Parcelized	Maximum No. of Parcels	Minimum Area of Parcels, Exclusive of Right-of-Way*
A, AA, AW	2	2 acres

